



City of Dublin

**Office of the City Manager**

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# Memo

**To:** Members of Dublin City Council

**From:** Marsha I. Grigsby, City Manager 

**Date:** April 10, 2014

**Initiated By:** Sara Ott, Sr. Project Manager

**Re:** Resolution 25-14 – A Resolution of Intent to Appropriate a 0.015 Acre, More or Less, Permanent Easement and a 0.048 Acre, More or Less, Temporary Easement from Darrell L. Cramblit and Victoria L. Cramblit for the Property Located at 355 South High Street for the Construction of a Multi-Use Path as Part of the Dublin Road South Phase 3 Project.

## Background

The City of Dublin ("City") is preparing to construct a shared use path on the western side of Dublin Road between Rings Road and Waterford Drive (the "Project"). The City must obtain property interests from various landowners located within the City in order to construct this project. The City presented offers based upon appraisals to each of these landowners.

One of the landowners that the City must obtain property interests from for the construction of the Project is Darrell L. Cramblit and Victoria L. Cramblit (the "Grantor"). After multiple attempts to engage in negotiations with the Grantor, it appears that the City may be forced to appropriate the needed property from the Grantor.

The City is still hopeful that an amicable resolution can be reached with the Grantor; however, this Resolution begins the eminent domain process in the event that negotiations are unsuccessful.

## Property to be Appropriated

The appropriation consists of the following property interests, as depicted in the map attached hereto:

### Franklin County Parcel No. 273-000158

Parcel 33	
Permanent Easement	0.015 ± acres
Temporary Easement	0.048 ± acres

## Recommendation

Staff recommends approval of Resolution 25-14 as obtaining the property interests is necessary for the furtherance of this project.

## Dayton Legal Blank, Inc., Form No. 30045

Resolution No.

Passed \_\_\_\_\_ 20\_\_\_\_

Clerk of Council

**EXHIBIT A**

CIP 1 of 1  
PARCEL 08-009  
PROJECT 33-P  
Version Date DUBLIN MUP 11/01/13

**PARCEL 33-P  
DUBLIN ROAD SOUTH MULTI-USE PATH  
PERPETUAL EASEMENT  
FOR UTILITIES, GRADING, and a MULTI-USE PATH**

Situate in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey 2419, being a part of Lot 9 of the subdivision entitled SOUTH CIVIC ADDITION, as recorded in Plat Book 22, Page 71, and as conveyed to Darrell L. and Victoria L. Cramblit, by deed of record in Official Record 23780 B15, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

**Beginning** at an iron pin found marking the northeast corner of said Lot 9 in the existing westerly right-of-way line of Dublin Road, being 30.00 feet left of centerline station 163+81.64;

Thence South 20 deg. 43 min. 23 sec. West, a distance of 82.00 feet along the easterly line of said Lot 9, and along the existing westerly right-of-way line of Dublin Road, to the southeast corner of said Lot 9 being 30.00 feet left of centerline station 162+99.64;

Thence North 85 deg. 07 min. 37 sec. West, a distance of 8.32 feet along the southerly line of said Lot 9, to a point being 38.00 feet left of centerline station 162+97.37;

Thence North 20 deg. 43 min. 23 sec. East, a distance of 82.00 feet across said Lot 9 to a point in the northerly line of said Lot 9, being 38.00 feet left of centerline station 163+79.37;

Thence South 85 deg. 07 min. 37 sec. East, a distance of 8.32 feet along the northerly line of said Lot 9 to the **Point of Beginning**, containing 0.015 acres, more or less.

Of the above described area, 0.015 acres are contained within Franklin County Auditor's Parcel 273-000158.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (86), using the bearing of South 20 deg. 27 min. 34 sec. West, as derived from a GPS survey in 2008 occupying Franklin County Geodetic Control Monuments "FRANK 73" and "FCGS 6642 RESET".

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Dublin, Ohio, in 2008 by Stantec Consulting Services, Inc., under the direction of said surveyor.

Grantor claims title by the instrument of record in Official Record 23780 B15, of the Recorder's Office, Franklin County, Ohio.

A drawing of this description is attached hereto and made part thereof.



STANTEC CONSULTING SERVICES, INC.

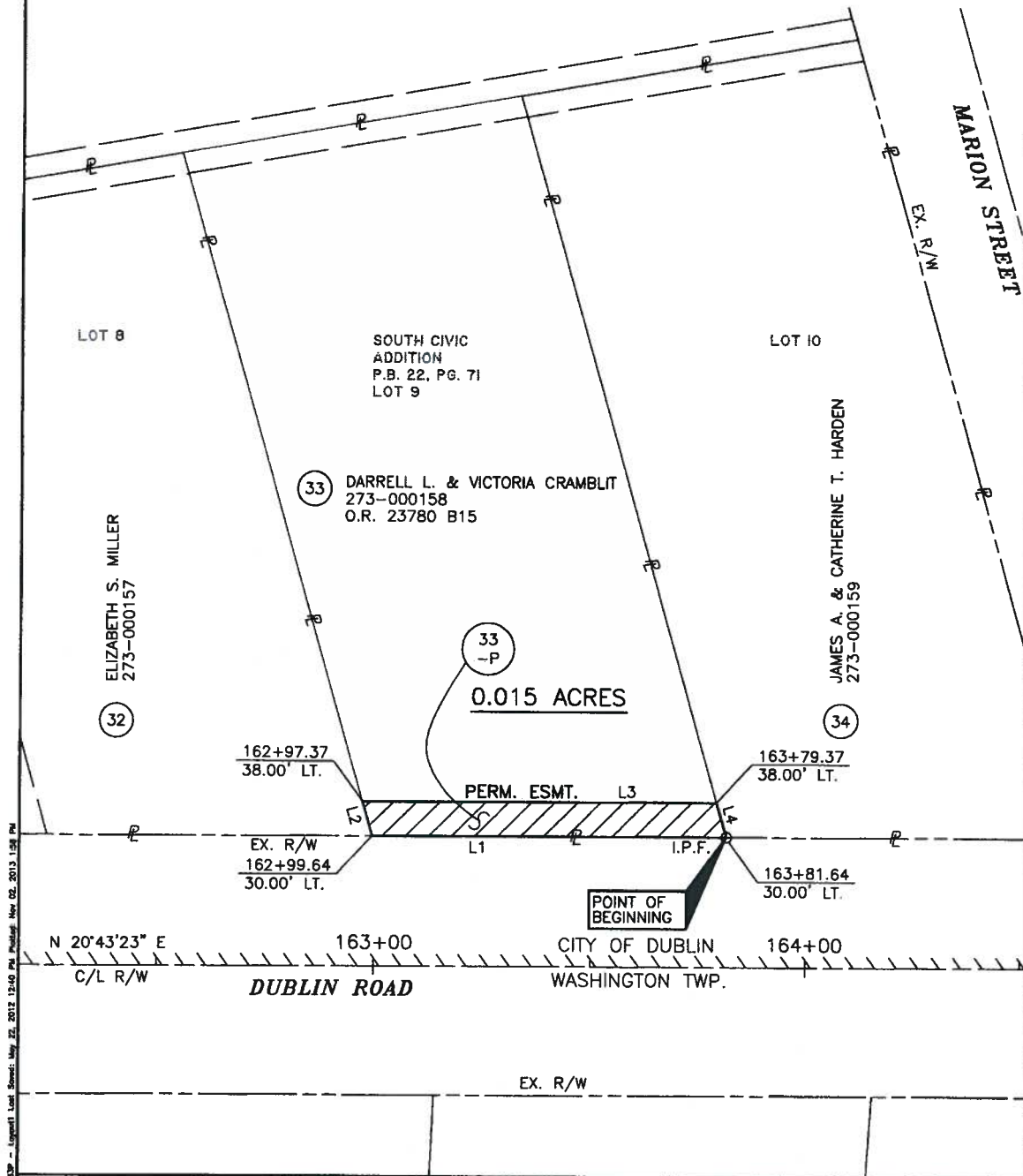
*Steven E. Rader* 11/13/13  
Registered Surveyor No. 7191 Date

# EXHIBIT B



## MONUMENT LEGEND

- ◻ R.R.S. FOUND
- REBAR FOUND
- IRON PIN FOUND
- ⊙ R/W MONUMENT FD
- 3/4" IRON PIN SET



NUMBER	DIRECTION	DISTANCE
L1	S 20°43'23" W	82.00'
L2	N 85°07'37" W	8.32'
L3	N 20°43'23" E	82.00'
L4	S 85°07'37" E	8.32'

### BASIS OF BEARINGS

THE PROJECT BEARING DATUM IS BASED UPON STATE PLANE GRID BEARINGS FROM THE OHIO COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (86), USING THE BEARING OF S 20°27'34" W AS DERIVED FROM A GPS SURVEY OCCUPYING FRANKLIN COUNTY ENGINEER'S STATIONS "FRANK 73", AND "FCGS 6642 RESET".



PARCEL 33-P  
DUBLIN ROAD SOUTH  
MULTI-USE PATH  
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO



SCALE IN FEET  
Prepared By



Stantec Consulting Services, Inc.  
1500 Lake Shore Drive, Suite 100  
Columbus, Ohio 43204  
Phone: (614) 486-4383

Stantec

*Steven E. Rader*  
Registered Surveyor #7191

11/3/13  
Date

**EXHIBIT A**

	1 of 2
CIP	08-009
PARCEL	33-T
PROJECT	DUBLIN MUP
Version Date	05/18/12

**PARCEL 33-T  
DUBLIN ROAD SOUTH MULTI-USE PATH  
TEMPORARY EASEMENT  
TO RECONSTRUCT A DRIVE**

Situate in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey 2419, being a part of Lot 9 of the subdivision entitled SOUTH CIVIC ADDITION, as recorded in Plat Book 22, Page 71, and as conveyed to Darrell L. and Victoria L. Cramblit, by deed of record in Official Record 23780 B15, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

**Beginning for Reference** at an iron pin found marking the northeast corner of said Lot 9 in the existing westerly right-of-way line of Dublin Road, being 30.00 feet left of centerline station 163+81.64;

Thence North 85 deg. 07 min. 37 sec. West, a distance of 8.32 feet along the northerly line of said Lot 9, to the **Point of True Beginning** of the herein described parcel, being 38.00 feet left of centerline station 163+79.37;

Thence South 20 deg. 43 min. 23 sec. West, a distance of 82.00 feet across said Lot 9 to a point being 38.00 feet left of centerline station 162+97.37;

Thence North 85 deg. 07 min. 37 sec. West, a distance of 7.28 feet along the southerly line of said Lot 9, to a point being 45.00 feet left of centerline station 162+95.39;

Thence the following three (3) courses and distances across said Lot 9;

1. Thence North 20 deg. 43 min. 23 sec. East, a distance of 39.61 feet to a point being 45.00 feet left of centerline station 163+35.00;
2. Thence North 85 deg. 07 min. 37 sec. West, a distance of 31.44 feet to a point being 75.24 feet left of centerline station 163+26.41;
3. Thence North 04 deg. 59 min. 40 sec. East, a distance of 40.77 feet across said Lot 9 to a point in the northerly line of said Lot 9, being 86.30 feet left of centerline station 163+65.66;

Thence South 85 deg. 07 min. 37 sec. East, a distance of 50.21 feet along the northerly line of said Lot 9 to the **Point of True Beginning**, containing 0.048 acres, more or less.

**EXHIBIT A**

	2 of 2
CIP	08-009
PARCEL	33-T
PROJECT	DUBLIN MUP
Version Date	05/18/12

Of the above described area, 0.048 acres are contained within Franklin County Auditor's Parcel 273-000158.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (86), as established from a GPS survey in 2008, occupying Franklin County Geodetic Control Monuments "FRANK 73" and "FCGS 6642 RESET".

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Dublin, Ohio, in 2008 by Stantec Consulting Services, Inc., under the direction of said surveyor.

Grantor claims title by the instrument of record in Official Record 23780 B15, of the Recorder's Office, Franklin County, Ohio.

A drawing of this description is attached hereto and made part thereof.



**STANTEC CONSULTING SERVICES, INC.**

*Steven E. Rader* 5/22/12  
Registered Surveyor No. 7191 Date



### MONUMENT LEGEND

- PARCEL 33-T  
DUBLIN ROAD SOUTH  
MULTI-USE PATH  
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO



THE PROJECT BEARING DATUM IS BASED UPON STATE PLANE GRID BEARINGS FROM THE OHIO COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (86), AS MEASURED USING G.P.S. METHODS THROUGH THE FRANKLIN COUNTY ENGINEER'S STATIONS "FRANK 73", AND "FCGS 6642 RESET".



**Stantec Consulting Services, Inc.**  
1500 Lake Shore Drive, Suite 100  
Columbus, Ohio 43204  
Phone: (614) 486-4383

**Stantec**  
Steven E. Roden  
 Registered Surveyor #7191  
5/22/12  
 Date